

**MUNICIPALITY OF CAYEY  
FY21 BROWNFIELDS ASSESSMENT GRANT**

**IV.D. Narrative Information Sheet**

**1. Applicant Identification**

Municipality of Cayey  
PO Box 371330 Cayey, PR 00737

**2. Funding Requested**

**a. Assessment Grant Type:** "Community-wide"

**b. Federal Funds Requested:**

**b.i. Requested Amount:** \$150,100.00

**b.ii. Federal Funds Requested Waiver:** The Municipality of Cayey is not requesting a Site-specific Assessment Grant waiver of the \$200,000 limit.

**c. Contamination:** Hazardous Substances

**3. Location:** The target area includes brownfields located in the Quebrada Arriba, Toíta, and Matón Arriba Ward.

**4. Property Information For Site-specific Proposals:** Does Not Apply.

**5. Contacts**

**a. Project Director**

Ms. Natasha Vázquez Pérez  
Title: Director of Federal Programs  
Phone: (939) 244-9742  
Email: [REDACTED]  
Mailing Address: PO Box 371330 Cayey, PR 00737

**b. Chief Executive/Highest Ranking Elected Official**

Hon. Rolando Ortiz Velázquez  
Title: Mayor  
Phone: (787) 738-3211, (787) 263-2385  
Email: [plancayey@gmail.com](mailto:plancayey@gmail.com)  
Mailing Address: PO Box 371330 Cayey, PR 00737

**6. Population:** Autonomous Municipality of Cayey: 42,409

## 7. Other Factors Checklist

Other Factors	Page #
Community population is 10,000 or less.	
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	1
The priority brownfield site(s) is impacted by mine-scarred land.	
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	2
The priority site(s) is in a federally designated flood plain.	2
The redevelopment of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	

## 8. Letter from the State or Tribal Environmental Authority



## GOVERNMENT OF PUERTO RICO

Department of Natural and Environmental Resources

October 26, 2020

### Hon. Rolando Ortiz-Velázquez

Mayor  
Municipality of Cayey  
PO BOX 371330  
Cayey, PR 00736

Dear mayor Ortiz Velázquez:

#### **MUNICIPALITY OF CAYEY ACKNOWLEDGEMENT LETTER FOR THE INTENTION TO APPLY FOR FY-21 US EPA BROWNFIELD'S PROGRAM FOR A COMMUNITY-WIDE HAZARDOUS SUBSTANCES ASSESSMENT AT THE MUNICIPALITY OF CAYEY, PUERTO RICO**

The Department of Natural and Environmental Resources (DNER) Superfund Program has received a letter from the municipality of Cayey informing its intention to apply for a Community Wide Brownfields Hazardous Substance Assessment Grant. DNER acknowledges and support the initiative taken by the Municipality. The Identification, inventory development, assessment, cleanup and redevelopment of Brownfields sites will provide an opportunity to enhance the social, economic and environmental conditions in this municipality.

DNER encourages the municipality to maintain an open communication with federal and state agencies and to request any support needed.

If you have any questions, please feel free to contact Eng. Melvin Menéndez Figueroa, Environmental Emergencies Response Area Manager, at (787) 767-8181, extensions 2400, 2401 or by email at [melvinmenendez@jca.pr.gov](mailto:melvinmenendez@jca.pr.gov).

*Cordially,*

Rafael A. Machargo Maldonado  
Secretary

MMF

C Teresita Rodríguez, USEPA  
Natasha M. Vázquez Pérez, Municipality of Cayey



## **IV.E. Narrative/Ranking Criteria**

### **1. Project Area Description and Plans for Revitalization**

#### **1.a. Target Area and Brownfields**

##### **1.a.i. Background and Description of Target Area**

The Autonomous Municipality of Cayey (Municipality) is a local government entity, which serves to its citizens for the development of economic, social, transportation, infrastructure, educational, cultural, and recreational areas. The Municipality is located in the central mountain region of Puerto Rico, a federally recognized United States territory.

According to the United States (U.S.) Census, Cayey has 42,409 residents, which have an average median household income of \$21,320, which is significantly lower than the national median at \$60,293. Additionally, Cayey has an 7.0 unemployment rate. Due to lack of employment opportunities in the Municipality, population decline in the Municipality has evidenced that a significant amount of our residents are commuting to jobs outside of the Municipality or have migrated to the mainland pursuing job opportunities, leading to a sharp decline in commercial and industrial development. As consequence, economic development in the municipality, along with revitalization efforts have minimized.

On September 20, 2017, the Municipality suffered the onslaught of Hurricane María, the most devastating natural disaster in the history of the island and the largest in the U.S. jurisdiction. Two weeks before, the Municipality felt the effects of phenomenon Hurricane Irma, which diverted shortly before reaching our shores, although it caused serious damages to housing and electric power infrastructure; with María the Municipality was not as fortunate. The atmospheric system brought sustained winds of above 155 miles per hour with gusts that reached 200 miles per hour. It struck with extreme hardness for long hours, causing catastrophic damages. It is estimated that over 2,000 residents were affected, along with businesses and other essential infrastructure.

The ample use of asbestos and lead-based paint in structures built around the 1970's coincides with a period characterized in Puerto Rican history by urban expansion and massive housing development. This hazardous substance problematic is still existent and presents serious risks for life in community. Levels of asbestos and lead-based paint residue can travel in the air, water, and soil., which aggravate the problematic and raises the necessity for the development of strategies that eliminates this public health risk factor.

Municipal funds, once available for community enhancement projects, are now at historically low levels and expected to be further reduced, or in some cases eliminated. The State government has restructured local governments, reduced budgets, and deviating part of the property tax contributions towards State revenues, among other measures to solve the government-debt crisis. The Brownfields assessment funds will benefit the Municipality in providing funds necessary for the assessment of hazardous substances in nuisance properties, perform a cleanup planning to remove the presence of these agents from their community in order to further redevelop or demolish the properties to remediate the negative effects on nearby properties and the residents of those properties.

##### **1.a.ii. Description of the Priority Brownfield Site(s)**

The Municipality's economic decline has resulted in an abundance of brownfields, specially in its urban core. The Municipality expects to target 8 of this brownfield sites through this project based on the potential presence of asbestos and lead-based paint within their

construction. All properties are near the De la Plata River, which can carry out these hazardous substances degrading water quality and rendering it toxic to humans or the environment. Even more so, as the brownfield target areas are located within the Federal Emergency Management Flood Map Tract 72000C1735H. Rainwater contaminated with hazardous substances in urban areas is channeled into sewers and drain systems, which can commonly end in ravines, gullies or rivers due to floods, sewage overflows and leaks, further propagating contamination.

The presence of nuisance properties in the Municipality has reflected neighborhood disinvestment and increased community needs that ultimately lead to decreased community pride and self-esteem, crime and safety issues, and the migration of stable communities further resulting in increased transitory communities with little resources or willingness to reinvest. These properties remain neglected and underutilized but have the greatest potential to stimulate redevelopment improving the Municipal goal towards building stable communities.

### **1.b. Revitalization of the Target Area**

#### **1.b.i. Reuse Strategy and Alignment with Revitalization Plans**

The Cayey “Ciudad Verde” Municipal Revitalization Plan contemplates initiatives for the reuse and redevelopment of existing vacant and underutilized sites (brownfields). The reuse and redevelopment of this sites will address economic and environmental concerns while also addressing security and emergency management for residents, which are primarily low and very low-income citizens. The necessity for a center for emergency management has become imminent after the devastations caused by Hurricanes Irma and Maria. As detailed in the Municipal Revitalization Plan, the Municipality of Cayey will expand and diversify the commercial and residential sectors using the brownfield areas prioritized.

The Municipality of Cayey is requesting \$150,100.00 for Phase I and Phase II Environmental Site Assessments (ESAs). EPA funding will provide the initial, highest risk investment necessary for brownfield redevelopment.

#### **1.b.ii. Outcomes and Benefits of Reuse Strategy**

The Municipality of Cayey will focus the assessment and redevelopment efforts in a manner that is consistent with the Cayey “Ciudad Verde” Municipal Revitalization Plan and the Economic and Disaster Recovery Plan for Puerto Rico. Specifically, the Municipality will focus on the redevelopment of a brownfield Sites to create low-cost residences, enhance the quality of life for residents, and grow the economic vitality of neighborhoods and districts, as detailed in the Municipal Recovery Plan. With the assessment and cleanup of the brownfield Sites in the Municipality’s urban core, the Municipality will establish the fundamental building blocks of a prosperous and innovation-centric economy and a secure platform for American businesses. The brownfield Sites are located within a designated Opportunity Zone, which is desirable for developers and investors. The Municipality’s brownfield redevelopment project will spur economic growth within this neighborhood and the adjacent areas of Cayey by ensuring security and efficient emergency management during future natural disaster events.

### **1.c. Strategy for Leveraging Resources**

#### **1.c.i. Resources Needed for Site Reuse**

Funding for the redevelopment of the brownfield Site is secured and committed. Municipal funds will be used for the redevelopment of the Site into low-cost residences for its citizens. The

Municipality will also pursue additional funding for redevelopment from the following federal funding agencies: U.S. Department of Agriculture, U.S. Economic Development Administration, U.S. Department of Housing and Urban Development Agency, Community Development Block Grant (CDBG), CDBG-Disaster Relief, CDBG-City Revitalization, CDBG-Municipal Recovery, and the Federal Emergency Management Agency. Additional funding acquired will be purposed exclusively for redevelopment activities and will not result in duplication of benefits for Site assessment or clean up planning.

### **1.c.ii. Use of Existing Infrastructure**

The brownfield Site is strategically located proximal to the Municipality's urban core, which is a developed area where modern infrastructure and utilities exists. Power lines and roads, which were damaged by Hurricanes Irma and María have since been repaired. Cayey's utility infrastructure can handle the added capacity for the planned redevelopment and has been designed to withstand the effects of future natural disaster events. The use of existing infrastructure will allow for easy access to environmental contractors, developers and citizens. The redevelopment will utilize existing infrastructure such as roads, curb cuts, nearby utilities, and commerce to attract new residents and investment in the area, while reducing redevelopment costs of these Site. The Municipality will utilize local funding, services and infrastructure if additional resources are needed to meet the development's infrastructure needs. Utilizing existing infrastructure will ensure the Municipality is carrying out a sustainable redevelopment while focusing on green infrastructure and equitable development for our low-income citizens to ensure they will thrive.

## **2. Community Need and Community Engagement**

### **2.a. Community Need**

#### **2.a.i. The Community's Need for Funding**

The Brownfields sites are located on areas where economic development is limited. These communities reflect high poverty, unemployment, and emigration rates. Households in the Municipality, PR have a median annual income of 21,320, which is significantly lower than the national median at \$60,293. Additionally, the Municipality has a 7.0 unemployment rate. The homeownership rate of MAC, PR is 54.4%, which is lower than the national average of 63.6%. Due to the incidence of low-income families being cost burdened or severely cost burdened, there is great need for public housing opportunities suited for providing the Municipality's citizens with an option for a quality of life. Considering the ever-ascending housing costs, lack of developed land, high costs of construction and the lack of adequate financing, there is an increasing need for funds to enable the Municipality to rehabilitate Brownfields sites contaminated with asbestos and lead-based paint as public housing projects.

Due to the incidence of low-income families being cost burdened, there is an increasing necessity for housing development projects in the Municipality, even more so after Hurricanes Irma and Maria. However, municipal funds, once available for economic and infrastructure development projects, are now at historically low levels and expected to be further reduced, or in some cases eliminated. In 2016, a financial oversight board was established in Puerto Rico. The board restructured local governments, reduced operational costs, and increased property contributions, among other measures that diminished municipal finances. the territorial government also lacks resources to commit to brownfields redevelopment. Additionally, local governments in Puerto Rico don't have access to resources commonly available to local governments on the mainland (e.g. Tax Increment Financing). Incentivizing reuse through funding

of environmental due diligence is attractive to developers, yet there are no tools readily available for this purpose at a local or territorial level. For this reason, the only viable resource available to the Municipality for the redevelopment of brownfields is federal funding.

## **2.a.ii. Threats to Sensitive Populations**

**(1) Health or Welfare:** Our sensitive populations include impoverished families with children, and low-income seniors. Seniors make up approximately 33.4% of the target area population, and children comprise about 13.4% of the target area population according to the U.S. Census Bureau. According to statistics, about 43.1% of our population live below the poverty line. Most seniors and children who live in public housing projects in MAC continue to be exposed to lead-based paint and asbestos hazards. Additionally, the contaminants found on our brownfields are known to cause elevated blood lead levels, respiratory problems, and reproductive issues. The U.S. EPA brownfield grant will help further identify the hazards associated with our priority sites, help us plan for cleanup, and perform risk identification, key for prioritizing priority site redevelopment. The reduced environmental risk, coupled with increased job opportunity and affordable housing, will prove to turn our negative statistics around for our most sensitive and disproportionately-impacted families and seniors. **(2) Greater than Normal Incidence of Disease and Adverse Health Conditions:** Cumulative exposures to contaminants at and near brownfield sites in the target area could result in blood lead levels, asthma prevalence, and infant mortality rates that are higher than the national average. It has also been reported that higher poverty rates (nearly 50% for families with children and seniors in the target area) correspond to higher infant mortality. The U.S. EPA brownfield grant will help identify lead paint remaining in structures, as well as volatile chemicals in soil and groundwater, and chemicals that create direct contact or particulate inhalation concerns in surficial soils. Identification of these hazards will facilitate better cleanup planning to focus on removing those contaminants that are most likely to cause adverse health effects, and actual cleanup and redevelopment efforts at the priority sites will greatly reduce potential human exposures to contaminants. **(3) Disproportionately Impacted Populations** Because our impoverished families and seniors cannot afford to live in more affluent areas, they are living in older, poorly maintained homes. Our impoverished residents are exposed to risks that could result in elevated blood lead levels, asthma, and increased infant mortality between 30%-70% higher than the national average. The reduction in the number and magnitude of brownfield sites in the target area, through identification and quantification of site hazards using U.S. EPA grant funds, and ultimate redevelopment of key sites, will catalyze further redevelopment and reinvestment in the neighborhoods. This will result in new home construction and new jobs for residents.

## **2.b. Community Engagement**

### **2.b.i. Project Involvement**

#### **2.b.ii. Project Roles**

<b>Name of Organization/Entity/Group</b>	<b>Point of Contact</b>	<b>Specific Role in the Project</b>
"Faro del Saber en la Comunidad El Polvorín en Cayey"	Dra. Lizandra Torres Martínez  lizandra.torres1@upr.edu  (787) 738-7307	The organization will serve as platform that aims to connect the community, enabling an open communication between the Municipality and the citizens. The organization will be involved in the site prioritization process considering

		infrastructure conditions, particular site needs and zoning status. The organization will also collaborate in the clean-up planning and redevelopment of the site considering the specific needs of the community.
Carmen Rosado	T: (939) 213-9554 E: [REDACTED]	Community leader that will aid in community outreach and advertise community involvement opportunities
Parque de Bombas	T: 787-738-2121	Local critical structure – Will advertise outreach and involvement opportunities for the community
University of Puerto Rico in Cayey	T: (787) 738-2161	Local critical structure – Will advertise outreach and involvement opportunities for the community

### 2.b.iii. Incorporating Community Input

The Municipality of Cayey maintains active community involvement which will be performed throughout the implementation of this grant. The Municipality plans to communicate project progress to target communities and organizations by maintaining all files, progress and quarterly reports available at the Federal Programs office at the Municipality. Input will be solicited in public viewings performed before each quarterly report and considered towards decision making regarding site prioritization of Phase I and II ESAs, site redevelopment and clean up planning. Public meetings will be advertised through municipal and partner websites, local papers, radio, and social media platforms, ensuring that the target communities have an opportunity to provide input. Input will be discussed with the community and answered directly to citizens once taken into account toward project completion.

## 3. Task Descriptions, Cost Estimates, and Measuring Progress

### 3.a. Description of Tasks/Activities and Outputs

<b><i>Task/Activity #1: Program Management and Oversight</i></b>
<b>3.a.i. Project Implementation:</b> The Municipality of Cayey will prepare the Work Plan to be executed. A Qualified Environmental Professional(s) (QEP) will be contracted in compliance with the applicable procurement regulations. Quarterly reports will be submitted to the EPA; the Assessment, Cleanup, and Redevelopment Exchange System (ACRES) will be updated; MBE/WBE/DBE reports and final project closeout documentation will be submitted. Project staff will attend brownfields training programs as available during the grant period.
<b>3.a.ii. Anticipated Project Schedule:</b> The Work Plan will be prepared within one month of receiving notification of the grant award. ACRES and Financial Systems will be set up upon award of the grant and maintained through the term. A QEP will be retained within three months of the award. Starting January 2021, quarterly reports will be submitted within 30 days of the end of the reporting period and ACRES will be updated as the Site is assessed with cleanup and/or redevelopment information during and/or after the project. Annual MBE/WBE reports will be submitted. Final project closeout documentation will be submitted as required



once the performance period ends. EPA staff will attend the 2022 EPA National Brownfields Conference.
<b>3.a.iii. Task/Activity Lead:</b> The Municipality of Cayey will be responsible for the programmatic components of the Project.
<b>3.a.iv. Outputs:</b> Work Plan, quarterly reports 12), ACRES updates, MBE/WBE reports, and final project closeout documentation, staff training.
<b><i>Task/Activity #2: Site Assessment</i></b>
<b>3.a.i. Project Implementation:</b> The target areas will be evaluated through a Performance Phase I and/or Phase II assessments conducted in accordance with all Appropriate Inquiry (ASTM Standard E1527-13), as well as other ASTM standards/practices. A QEP will prepare a Quality Assurance Project Plan (QAPP) and will submit it to the EPA for the Agency's approval. The Municipality and QEP will meet to ensure required Site access has been secured, the assessment is progressing, and the overall project schedule is met.
<b>3.a.ii. Anticipated Project Schedule:</b> Eligibility determinations will be submitted to the EPA for approval. Phase I and/or Phase II assessment will begin on February 2021. Phase II assessment will begin once the selected QEP receives EPA approval of their QAAP, which is expected by April 2021.
<b>3.a.iii. Task/Activity Lead:</b> The QEP will be responsible for leading Site assessment activities.
<b>3.a.iv. Outputs:</b> 1 QAPP, Phase I ESAs, Hazardous Material Assessment, and Phase II ESAs report.
<b><i>Task/Activity #3: Cleanup planning</i></b>
<b>3.a.i. Project Implementation:</b> Cleanup/redevelopment planning will be carried out after performing the ESA. The planning may require preparation of Remedial Action Plans, assessment of brownfield cleanup and redevelopment alternatives.
<b>3.a.ii. Anticipated Project Schedule:</b> Cleanup planning will be conducted following the completion of the associated assessment activities and will continue throughout the performance period.
<b>3.a.iii. Task/Activity Lead:</b> The Municipality of Luquillo will be responsible for the programmatic oversight and outreach activities.
<b>3.a.iv. Outputs:</b> Work Plan, quarterly reports 12), ACRES updates, MBE/WBE reports, and final project closeout documentation, staff training, outreach meetings, and outreach materials.
<b><i>Task/Activity #4: Community Outreach</i></b>
<b>3.a.i. Project Implementation:</b> A project "kick-off" meeting will be held within 1 month of notification of the grant award. Community outreach activities, including updating websites and social media, meetings in target areas, and notifying residents about assessments will be conducted.
<b>3.a.ii. Anticipated Project Schedule:</b> A project "kick-off" meeting will be held within 1 month of notification of the grant award. Community outreach activities will begin immediately upon award announcement and will continue throughout the performance period.
<b>3.a.iii. Task/Activity Lead:</b> The Municipality will be responsible for leading community outreach activities.
<b>3.a.iv. Outputs:</b> Outreach meetings and outreach materials.

### 3.b. Cost Estimates

#### 3.b.i. Development of Cost Estimates

#### 3.b.ii. Application of Cost Estimates

#### 3.b.iii. Funds Allocated Toward Environmental Site Assessments

##### Task #1: Programmatic Components

- **Personnel Costs:** Programmatic - \$10,000 (200 hours at average rate of \$50/hour) for QEP selection/oversight, monthly progress meetings, and reporting.
- **Travel Costs:** \$2,000 for one person's attendance at one U.S. EPA Brownfields Conference (Registration \$200, Airfare \$550, Hotel Stay (4 nights) \$850), 4 days per diem and incidentals \$400)
- **Contractual:** \$5,000 for QEP assistance on technical summaries for quarterly reports, monthly progress meetings, among other Project activities.

##### Task #2: Site Assessment

- **Contractual:** \$3,500 for each of 8 Phase I ESA, \$40,000 for each of at least 2 Phase II ESA, \$4,000 1 QAPP and updates, \$6,000 1 HMA

##### Task #3: Cleanup Planning

- **Contractual:** \$10,000 Cleanup planning development and deliverables

##### Task #4: Community Outreach

- **Contractual:** \$5,000 (100 hours at average rate of \$50/hour)
- **Supplies:** \$100 for supplies

Budget Categories		Project Tasks (\$)				
		Task 1	Task 2	Task 3	Task 4	Total
Direct Costs	Personnel	\$10,000				\$10,000
	Fringe Benefits					0
	Travel <sup>1</sup>	\$2,000				\$2,000
	Equipment <sup>2</sup>					0
	Supplies				\$100	\$100
	Contractual	\$5,000	\$118,000	\$10,000	\$5,000	\$138,000
	Other (include subawards) (specify type) _____					0
Total Direct Costs <sup>3</sup>		\$17,000	\$118,000	\$10,000	\$5,100	\$150,100
Indirect Costs <sup>3</sup>						0
<b>Total Budget (Total Direct Costs + Indirect Costs)</b>		\$17,000	\$118,000	\$10,000	\$5,100	\$150,100

<sup>1</sup> Travel to brownfields-related training conferences is an acceptable use of these grant funds.

<sup>2</sup> EPA defines equipment as items that cost \$5,000 or more with a useful life of more than one year. Items costing less than \$5,000 are considered supplies. Generally, equipment is not required for assessment grants.

<sup>3</sup> Administrative costs (direct and-or indirect) for the Assessment Grant applicant itself cannot exceed 5% of the total EPA-requested funds.

### **3.c. Measuring Environmental Results**

The Municipality will diligently track, measurement and report in the success of the project utilizing ACRES to track the following outputs: Phase I and II ESASs completed and number of cleanup planning documents. The actual outputs will be compared to the estimated number of outputs listed in Section 3.b. The Municipality will track and report the following outcomes in ACRES: acres of land assessed, land remediated and redeveloped, acres of parks and greenspace preserved, number of jobs created or retained, tax revenue generated, redevelopment investment value, and other funding leveraged. The Municipality will report outcomes and outputs that cannot be easily entered into ACRES in quarterly. The Municipality will evaluate along with the QEP the extent to which site assessments, cleanup planning, and redevelopment result in the protection of human health and the environment. The Municipality will evaluate project progress semi-annually against the goals set in Section 3.b to discuss shortcomings, if any, in order to adjust the project approach and schedule, if needed.

## **4. Programmatic Capability and Past Performance**

### **4.a. Programmatic Capability**

#### **4.a.i. Organizational Structure**

#### **4.a.ii. Description of Key Staff**

The Municipality will serve as intermediary between the EPA Brownfields staff, community partners, community members, and technical contractors. The Municipality has substantial capabilities and experience to manage all activities under this grant; having a long track record of successfully managing community projects and federal grant programs. The Municipal organizational structure supports the administrative, legal and environmental requirements for brownfield redevelopment, including contractor selection, oversight, billing, invoice reviews, payments to contractors, technical and site knowledge, data analysis, and site closures. Technical, administrative and financial requirements of the grant project will be conducted in a very professional, organized and consistent.

The Municipality will manage the grant and oversight of environmental professionals and contractors. The Project and Finance Directors will implement and manage this project. The Project Director, Natasha Vázquez, has over 12 years of experience with the MAC and expertise in both hazardous substances and petroleum site remediation planning and implementation. She will have the primary authority over the site activities and ensure that all site-specific activities are conducted according to the project plan and state regulations. The Finance Director, Edwin Quiles, has over 23 years of experience in administering federal grants in the Finance Department and has administered more than 50 federal grants in a very efficient manner. These Municipality's employees have implemented the federal grants successfully over the years and have the capability and expertise to manage this grant effectively. Because the grant will be handled by a team of qualified individuals, there are ample checks and balances to ensure that all the requirements are followed, and the project progresses as designed. Should staff changes be made, the management will ensure that adequate personnel will operate the grant throughout its life.

The grant will be administered by the Municipal Federal Programs Office. This Office will manage the grant and ensure that all grant requirements are followed. Federal compliance management and oversight will be conducted by a senior grants financial analyst who manages all federal grants.

The MAC will follow the federal procurement regulations. The contracting process is operated by the MAC Secretary Department, which works in direct communication with the Bid Board.

#### **4.a.iii. Acquiring Additional Resources**

Through a competitive bidding and procurement process, the Municipality will select an environmental consultant in accordance with federal procurement regulations (2 CFR 200.317 through 200.326) with experience with EPA Brownfields Grants and working with the PR Department of Natural and Environmental Resources (DNER). The team and execution plan outlined above will ensure timely and successful expenditure of funds within the prescribed 2-year project period. As previously indicated, federal funds are the only resource available for the Municipality to redevelop brownfields.

#### **4.b. Past Performance and Accomplishments**

##### **4.b.i. Currently Has or Previously Received an EPA Brownfields Grant**

N/A

##### **4.b.ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements**

**(1) Accomplishments:** Since 1994, the Municipality has been awarded over \$600,000 annually in CDBG funds to provide communities with resources to address a wide range of unique community development needs. Using CDBG funds, the Municipality has been able to make significant changes to its physical structures by strengthening infrastructure, assist in the redevelopment of public housing projects and improving public facilities for citizens. MAC has also been able to strengthen its economic development by capitalizing from the strengthened infrastructure and improved facilities. In the last revision of compliance with grant requirements, MAC obtained a ratio of 0.73, which is 0.77 under the required 1.5 ratio for this revision. This ratio demonstrates MAC's ability of successfully managing grant funds and assessing all phases of work in a timely manner. Additionally, the Municipality is awarded over \$1,200,000 annually in HCVP funds. MAC provides assistance to very low-income families to afford decent, safe, and sanitary housing. As of the most recent Voucher Management System report, MAC manages 197 active Housing Choice Vouchers. Over the past 25 years, the Municipality has been awarded over \$300,000 in FTA funds annually that provide financial and technical assistance to local public transportation systems. Through these funds, the Municipality has implemented an efficient public transportation system, built two terminals, and purchased 12 vehicles, which transit all citizens, specifically very low-income and extremely low-income citizens

**(2) Compliance with Grant Requirements:** Funding assistance agreement terms and conditions were met for the above-mentioned projects, including reporting of the number of residential units constructed and who/where/how many received section 8 vouchers under the HUD program, financial reports, quarterly progress reports, and final reports were completed. HUD quarterly and final reports are similar to those required under the EPA Brownfields Grant program, and are due at the same time; therefore, a coordinated effort will be used to create a synergy in reporting outputs/outcomes of both when we have funding from these grant programs simultaneously. All grant goals, outputs, and outcomes in the workplans of the previous grants were achieved, and all reports discussed were completed in a timely manner. The Municipality was fully compliant with the terms and conditions of these grant programs.

**ATTACHMENT #1:**  
**THRESHOLD CRITERIA RESPONSE**



### **III.B. Threshold Criteria for Assessment Grants**

#### **III.B.1 Applicant Eligibility**

The Autonomous Municipality of Cayey (MAC) is a general-purpose unit of local government as defined per 40 CFR Part 31, qualifying the City as an eligible applicant for funding from the Environmental Protection Agency's (EPA) Brownfield Assessment Grant Program. Incorporated originally in 1773, the City of Cayey is a legal municipality within the Commonwealth of Puerto Rico. DUNS Number: 104098975

#### **III.B.2 Community Involvement**

The Municipality is committed to continuing community involvement efforts in order to maintain its governing process based on transparency and active community engagement, in compliance with the Plan for Citizenship Participation. Engagement within the target community is a critical role for project success and will be executed through community-based activities in order to deliver a draft of the proposed assessment, opportunity for involvement, response to comments, and administrative records available to the public for further reference.

#### **III.B.3 Expenditure of Assessment Grant Funds**

This criterion is not applicable as the Municipality is not a current EPA Brownfields Assessment Grant recipient.

### **III.C. Additional Threshold Criteria for Site-Specific Applications Only**

#### **III.C.1. Basic Site Information:**

Does Not Apply.

## Application for Federal Assistance SF-424

\* 1. Type of Submission:

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

\* 2. Type of Application:

- ☒ New  
☐ Continuation  
☐ Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

10/28/2020

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

### 8. APPLICANT INFORMATION:

\* a. Legal Name:

Gobierno Municipal de Cayey

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

\* c. Organizational DUNS:

1040989750000

### d. Address:

\* Street1:

P.O. BOX 371330

Street2:

\* City:

Cayey

County/Parish:

\* State:

PR: Puerto Rico

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

00737-1330

### e. Organizational Unit:

Department Name:

Division Name:

### f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

\* First Name:

Natasha

Middle Name:

\* Last Name:

Vázquez Pérez

Suffix:

Title:

Director of Federal Programs

Organizational Affiliation:

\* Telephone Number:

(939) 244-9742

Fax Number:

\* Email:

## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

### Type of Applicant 2: Select Applicant Type:

### Type of Applicant 3: Select Applicant Type:

### \* Other (specify):

### \* 10. Name of Federal Agency:

Environmental Protection Agency

### 11. Catalog of Federal Domestic Assistance Number:

66.818

### CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

### \* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-20-06

### \* Title:

FY21 GUIDELINES FOR BROWNFIELD ASSESSMENT GRANTS

### 13. Competition Identification Number:

### Title:

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

Municipality of Cayey's Brownfields Assessment

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments



**Application for Federal Assistance SF-424****16. Congressional Districts Of:**

\* a. Applicant 00-00

\* b. Program/Project 00-00

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**

\* a. Start Date: 02/01/2021

\* b. End Date: 02/01/2023

**18. Estimated Funding (\$):**

* a. Federal	150,100.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	150,100.00

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☒ a. This application was made available to the State under the Executive Order 12372 Process for review on 10/28/2020 .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix: Mr. \* First Name: Rolando

Middle Name:

\* Last Name: Ortiz Velazquez

Suffix:

\* Title: Mayor

\* Telephone Number: (939) 244-9742 Fax Number:

\* Email:

\* Signature of Authorized Representative: Genesis T Santos \* Date Signed: 10/28/2020